

WILLIAM WARREN GROUP



2024

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MESSAGE FROM OUR PRESIDENT

I am pleased to share our second annual Impact Report. In 2024, we continued to build momentum in our ESG efforts, focusing on data collection and management, and establishing a strategic roadmap. To achieve the latter, we conducted a materiality assessment to better understand the priorities of our stakeholders and the factors that will support the long-term success of our organization. Our approach centers on asset resilience, a strong commitment to people and communities, and a foundation of transparency and accountability. We are excited to build on this progress and drive meaningful, measurable outcomes.

Our decarbonization initiatives remained a top priority. Through the expansion of renewable energy and reduced consumption, 22% of our operational portfolio is now powered by solar energy—marking our highest energy generation to date, with over 6,000 MWh produced. We are also nearing completion of our goal to retrofit 100% of our properties with LED lighting and look forward to achieving this milestone soon.

This past year, we took meaningful steps to foster a supportive and inclusive workplace through the launch of our first employee engagement survey. The insights gathered have allowed us to introduce new mechanisms to enhance participation, collaboration, and transparency across our teams. Our StorQuest for a Cause initiative proudly contributed to impactful organizations nationwide, including the Fish and Wildlife Foundation of Florida, One Tree Planted, the LA LGBTQ+ Center, Lost My Home Pet Rescue, and The Bay Foundation, among others.

2024 marks our inaugural GRESB submission, reinforcing our commitment to transparency, accountability, and continuous improvement. Our data coverage and management methodology have improved, influencing our decision to adjust our data baseline to 2022. This reset positions us to more accurately monitor, report, and achieve our sustainability objectives.

As climate-related disasters become increasingly frequent, we recognize the urgent need to lead by example in our sustainability efforts. The devastating wildfires in Palisades and Altadena, CA—communities in our backyard—were a sobering reminder of the escalating effects of climate change. I am incredibly proud of the progress WWG has made and remain hopeful that the long-term impact of our actions will contribute to a more resilient and sustainable future.



A handwritten signature in dark ink, appearing to read 'CW Porter'.

CLARK W. PORTER
President & Chief Financial Officer

OUR PATHWAY TO SUSTAINABILITY

SUSTAINABILITY APPROACH



ENVIRONMENTAL

ASSET RESILIENCE

Environmental stewardship

Responsible operations

Smart development



SOCIAL

COMMITMENT TO PEOPLE AND COMMUNITY

Thriving workforce

Health and safety

StorQuest for a Cause



GOVERNANCE

TRANSPARENCY AND ACCOUNTABILITY

Voluntary ESG reporting

UN SDGs

Sustainability committee

WWG IS COMMITTED

to delivering long-term value for our stakeholders through practices that minimize our environmental impact, prioritize the well-being of our people and communities, and foster innovation in our business operations.

WWG AT A GLANCE

WHO WE ARE

The William Warren Group (WWG), which describes the William Warren Properties, Inc. (WWP) entity and the StorQuest brand and stores, is a privately held, entrepreneurial real estate, development, acquisition, and property management company based in Santa Monica, California. Since our inception in 1994, we've focused on investments in major metro markets across the U.S. that offer significant cash flow, revenue growth, and long-term capital appreciation opportunities. We take exceptional customer service to new heights, introduce progressive thinking and technology to the market, and maximize profitability for investors – all within a fun and inspiring team environment.

StorQuest® Self Storage is a registered trademark of WWP and the operating brand of our self-storage business vertical. When you tap into StorQuest, you're tapping into the power of a different kind of brand family. The StorQuest brands deliver best-in-class support, amenities, and simple, easy-to-use technology, all built on a foundation of guest-centric service.

16

STATES

250+

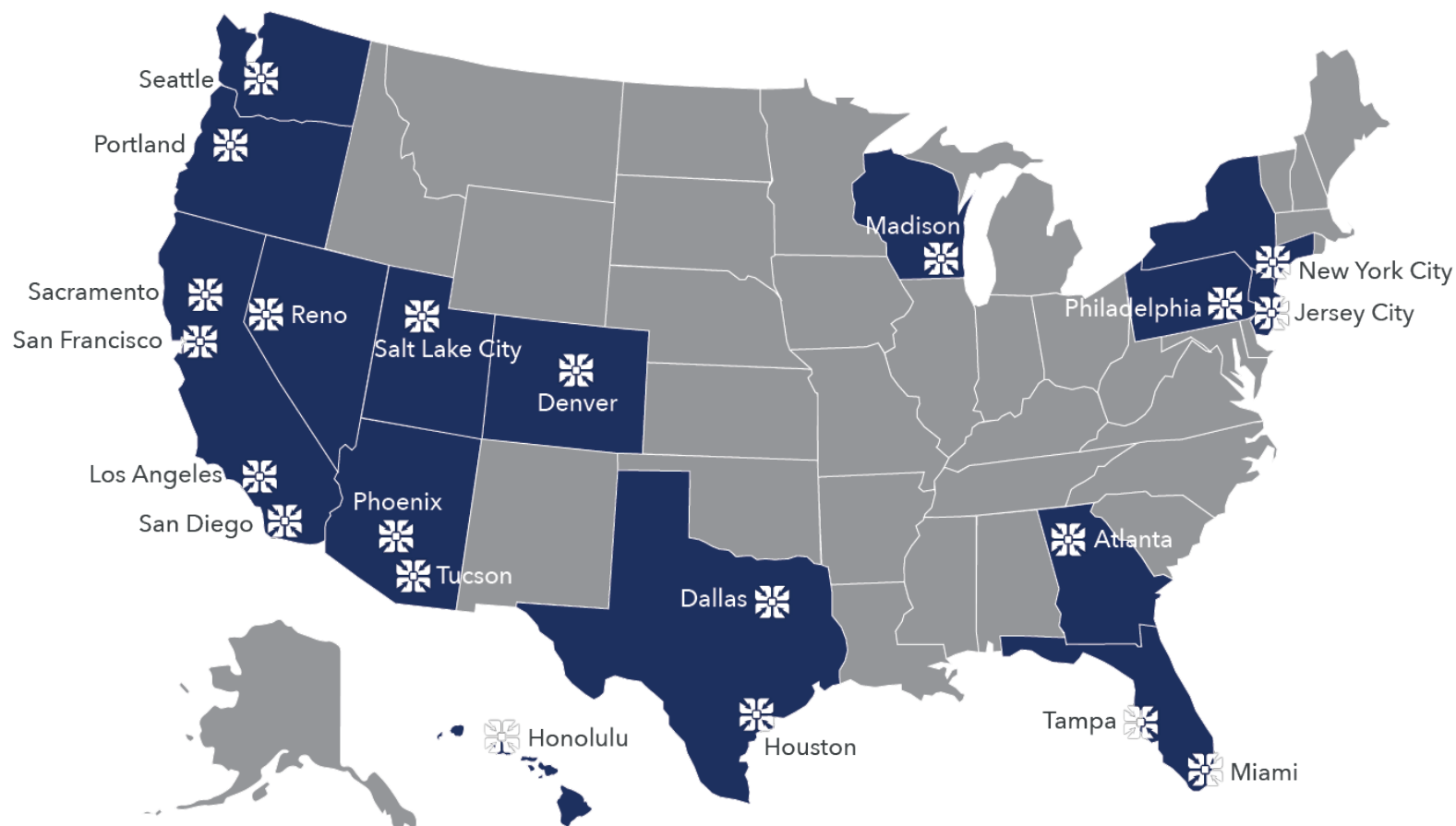
FACILITIES

16M

NET RENTABLE
SQUARE FEET

167K

UNITS



2024 SUSTAINABILITY REPORT

ENVIRONMENTAL METRICS*

EMISSIONS INTENSITY

0.00053 MTCO₂e per square foot
for 2024

↓ 36%

6000

TOTAL SOLAR MWH PRODUCED

ENERGY INTENSITY

1.17 kWh per square foot

↓ 5%

\$10M

INVESTED IN SOLAR

WATER INTENSITY

0.0023 kgals per square foot

↓ 44%

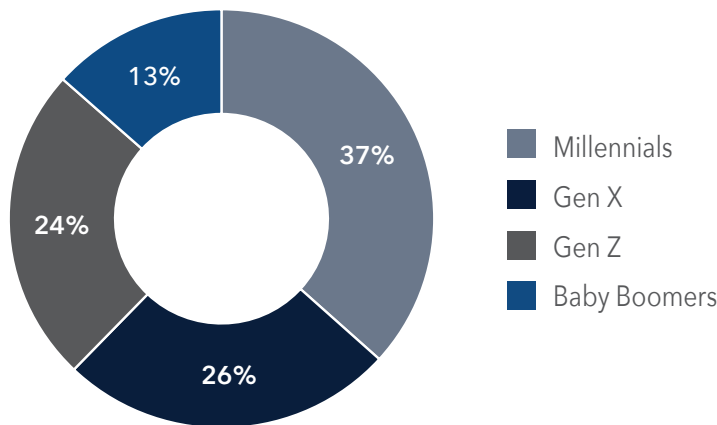
47.5k

CARBON CREDITS RETIRED

*To maintain transparency and uphold the rigor of our environmental commitments, we updated our baseline to reflect higher-quality, more complete data. Using data from a stable same store group, the calendar year 2022 is the new baseline.

SOCIAL METRICS

WORKFORCE BY GENERATION



WORKFORCE BY GENDER



LEADERSHIP BY GENDER





ENVIRONMENTAL

ASSET RESILIENCE

Maintaining and enhancing the long-term quality and value of our assets remains a top priority at WWG. Through robust systems of measurement and evaluation, we drive operational efficiency and make data-informed decisions that sustain asset performance. Responsible management across the lifecycle of our properties ensures lasting value for our stakeholders and the communities we serve.

ENVIRONMENTAL STEWARDSHIP

REDUCING CARBON EMISSIONS

Reducing operating carbon emissions is a critical part of StorQuest's ESG strategy. By implementing industry best practices—such as high-efficiency lighting, modernized equipment, and expanded renewable energy initiatives—we have successfully reduced Like for Like (LFL) grid consumption by 5% and absolute greenhouse gas (GHG) emissions by 36% compared to our 2022 baseline. We remain committed to accelerating progress year over year.

NET NEUTRAL

StorQuest's operating portfolio has proudly been Net Neutral since 2021. After implementing reduction initiatives across our platform, we offset all remaining operational emissions each year with high-quality carbon credits. In 2024, we retired 15,000 metric tons of carbon offsets, bringing our total retired credits since 2021 to 47,500 metric tons.

PRESERVE AND PROTECT

At WWG, we integrate environmental stewardship into every phase of the asset lifecycle. As part of our acquisition and construction due diligence, we conduct comprehensive assessments to comply with all applicable environmental regulatory requirements and to evaluate biodiversity risks. Our commitment is clear: we aim to avoid and reduce adverse impacts on surrounding ecosystems, preserving the natural environments where we operate.

STORQUEST LAKE STEVENS

As part of our broader environmental stewardship efforts, StorQuest is proud to support Washington State's long-standing commitment to improving fish passage and restoring healthy waterways. To help reestablish salmon migration patterns, a portion of the land connected to our StorQuest Lake Stevens site will be integrated into a fish-passable structure.

We recognize the critical role of biodiversity and are committed to supporting initiatives that preserve and enhance natural ecosystems. In alignment with our broader commitment to environmental stewardship, we are honored to contribute to the protection of Washington's aquatic habitats for future generations.



StorQuest Lake Stevens, Seattle Washington



ASSET RESILIENCE



RESPONSIBLE OPERATIONS

At WWG, we aim to reduce energy consumption while maintaining a high level of service for our customers. All new developments are equipped with energy-efficient LED lighting and high-performance equipment, while existing properties are retrofitted to meet the same standards. Energy audits and long-term capital planning guide efficient upgrades to building systems, driving reductions in both operating costs and energy use. Ongoing data monitoring helps us identify new opportunities for efficiency and further carbon reduction.

Effective water management is another critical pillar of our operational sustainability strategy. Through water assessments and data analysis, we prioritize water stewardship at sites facing the highest levels of water risk or stress. Continuous monitoring enables the rapid detection and repair of leaks, while water-efficient drip irrigation systems and native, drought-tolerant landscaping are implemented wherever feasible to further minimize water use.



SMART DEVELOPMENT AND CONSTRUCTION

Through a rigorous due diligence process and full compliance with local regulatory requirements, WWG evaluates the environmental impact of every new development and acquisition. During construction, contractors follow strict guidelines to properly manage waste and reduce pollution. Concrete, metal, wood, and other construction materials are carefully sorted and diverted from landfills through established recycling programs.

We also take proactive steps to protect local ecosystems, ensuring construction activities do not negatively impact nearby water sources or wildlife. Erosion control measures are implemented to prevent soil runoff, while dust control procedures help minimize air pollution. Our commitment to sustainable construction practices ensures each project is built with minimal environmental disruption, supporting our broader goal of environmental stewardship.



COMMITMENT TO PEOPLE AND COMMUNITY

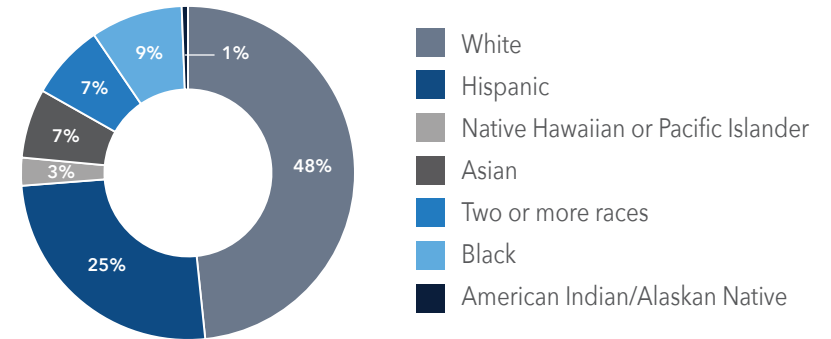
Our people are the heart of the William Warren Group. Across our field teams and corporate workforce, every employee is entitled to dignity, respect, and well-being. We are proud of the culture we have built—one that fosters diversity of talent, equity of opportunity, and a passion for making a difference in the communities we serve.

THRIVING WORKFORCE

Our people are at the core of our success. As champions of making room for awesome, we build a diverse pipeline of talent and ensure that working at WWG and StorQuest is an inclusive, growth-focused experience. We promote an entrepreneurial spirit and provide the tools our workforce needs to succeed.

Through our annual engagement survey, we actively solicit feedback to enhance employee satisfaction and strengthen our inclusive culture. Our Health-Oriented Mission outlines clear goals to support the wellbeing of employees and customers, including guaranteeing clean air and safe drinking water, encouraging regular movement and exercise, and offering access to mental health resources and programs.

WORKFORCE BY RACE/ETHNICITY



EMPLOYEE HEALTH AND SAFETY

The safety of our employees is of the utmost importance. We maintain a comprehensive Accident Prevention & Safety Manual that reflects and communicates our proactive approach to safety. The manual complies with all applicable laws and regulations, including those established by OSHA, EPA, DOT, and other federal, state, and local agencies. Regular updates and employee training ensure that safety remains embedded in our day-to-day operations.





SOCIAL

STORQUEST FOR A CAUSE

Through our StorQuest for a Cause program, we proudly partner with a range of nonprofit organizations focused on tree planting, watershed protection, pollution prevention, and social equity. Every time a customer rents a unit at one of our stores, we donate \$1 to these environmental initiatives—and match it with an additional \$1 from StorQuest.

This program reflects our belief that the world is an awesome place, full of natural wonders to protect and explore. As of year-end 2024, we have contributed over \$400,000 to our incredible partner organizations, advancing meaningful environmental impact across the communities we serve.

OUR NONPROFIT PARTNERS





GOVERNANCE

TRANSPARENCY AND ACCOUNTABILITY

At WWG, we are committed to voluntary reporting of our ESG commitments to drive improved performance and accountability. We participate in the Global Real Estate Sustainability Benchmark (GRESB) and have aligned many of our sustainability strategies with the United Nations Sustainable Development Goals (UN SDGs). As active members of the Urban Land Institute (ULI) and the Self Storage Association (SSA), we continually incorporate industry best practices for sustainable operations and responsible management.



SUSTAINABLE DEVELOPMENT GOALS

The United Nations' Sustainable Development Goals (SDGs) are the foundation of the 2030 Agenda for Sustainable Development—an ambitious global plan adopted by all UN Member States in 2015. These 17 interconnected goals serve as a universal call to action to end poverty, protect the planet, and ensure peace and prosperity for all, both now and for future generations. At William Warren Group and StorQuest, we are committed to supporting this vision. Through our initiatives, policies, and operational targets, we strive to align our efforts with the outlined SDGs.

ENVIRONMENTAL



Decarbonization of asset operations through solar installation and LED upgrades (7.2; 9.2; 9.4; 11.3; 11.6; 12.2; 13.1)
Carbon neutrality via high-quality carbon credit investment for unmitigated emissions (7.2, 13.1; 15.2)
Improving consumption data coverage and veracity (6.4; 7.2; 9.4; 11.6; 12.2)
Reducing consumption intensity annually across energy, water, and GHG (6.4; 7.2; 9.4; 11.6; 12.2)
Rainwater harvesting and heat mitigation pilots in 2024 (6.4; 11.3; 11.6; 12.2; 13.1)
Green Purchasing & Cleaning policy (11.6)

SOCIAL



Nurturing a positive, inclusive, respectful culture internally and externally (3.4; 5.5; 8.5; 10.2; 10.3; 10.4)
DEI metrics and program growth (5.5; 8.5; 10.2; 10.3)
Promoting health, wellness, and safety (3.4; 8.8)
Annual employee engagement survey (3.4)
Community solar, shade, and heat mitigation targets (3.4; 7.2; 11.3)
Equal Employment Opportunity policy (5.5; 8.5; 10.2; 10.3; 10.4)

GOVERNANCE



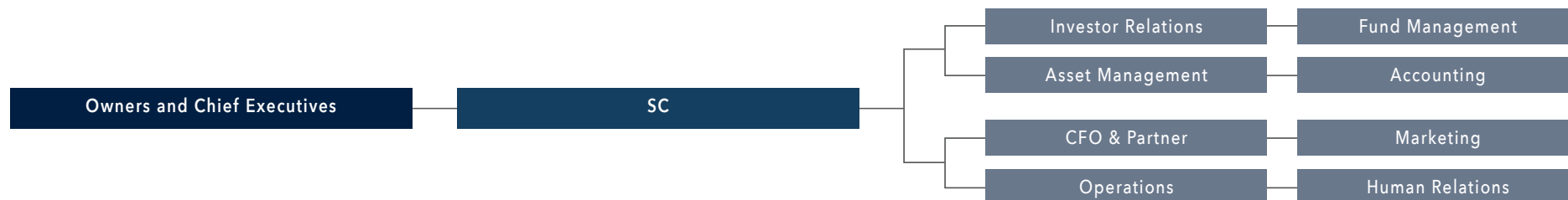
Internal and external ESG reporting (12.6; 16.6)
Empowering purpose-lead committees to nurture employee-driven action (10.3)
Monitoring diversity in leadership metrics and strengthening equity in the leadership pipeline (5.5; 10.2)
Cybersecurity policy (8.8)
Transparency & Reporting policies (12.6; 16.6)



GOVERNANCE

SUSTAINABILITY COMMITTEE

Our Sustainability Committee serves as the driving force behind the identification and implementation of ESG and sustainability opportunities across WWG. Comprised of cross-departmental executive leaders, the committee works to communicate sustainability goals and integrate them into the overall business strategy. Their leadership ensures that ESG priorities are embedded in decision-making at every level of the organization.



STAKEHOLDER ENGAGEMENT

Our stakeholder engagement strategy enables WWG to better understand and address the concerns, expectations, and priorities of a diverse range of individuals—including employees, customers, investors, and local communities. By actively involving stakeholders through ESG efforts and structured feedback loops, we are better positioned to identify risks and opportunities, enhance decision-making, and drive continuous improvement across our platform.

	WORKFORCE	CUSTOMERS	INVESTORS	COMMUNITIES	INDUSTRY GROUPS/ ASSOCIATIONS
RELEVANT TOPICS	<ul style="list-style-type: none"> Employee Benefits Employee Health and Safety Diversity, Equity, and Inclusion Initiatives Training, Compensation, Career Growth 	<ul style="list-style-type: none"> Customer Service Satisfaction Information Security Responsible Business Practices Operational Quality 	<ul style="list-style-type: none"> Revenue Growth and Profitability Occupancy Development Progress Transparency ESG reporting 	<ul style="list-style-type: none"> Social Participation and Sponsorship Economic Benefits Responsible Waste Disposal of Contractors 	<ul style="list-style-type: none"> Sustainable Management GHG Emissions Commitments Innovation Management
METHODS OF ENGAGEMENT	<ul style="list-style-type: none"> Engagement Survey Employee Services Portal Internal Email Announcements Monthly Newsletter Quarterly Internal All Hands Meetings 	<ul style="list-style-type: none"> Company Website (williamwarrengroup.com and storquest.com) Social Media (YouTube, Instagram, LinkedIn) Customer Move-in/Move-out surveys In-store Communications 	<ul style="list-style-type: none"> Quarterly Performance and Management Reports Investor Portal Asset Management Communication Quarterly Newsletter 	<ul style="list-style-type: none"> StorQuest For A Cause Webpage and Blog StorQuest For A Cause Donations Employee Volunteering Events 	<ul style="list-style-type: none"> Conferences and Events Dialogue and Collaboration in Addressing ESG Interviews and Press Releases

TABLE 1. SUSTAINABILITY DISCLOSURE TOPICS & METRICS

METRIC	CATEGORY	UNIT OF MEASUREMENT	CODE	2024 REPORT DATA
ENERGY MANAGEMENT				
Energy consumption data coverage as a percentage of total floor area, by property sector	Quantitative	Percentage (%) by floor area	IF-RE-130a.1	100%
(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity and (3) percentage renewable, by property sector	Quantitative	Gigajoules (GJ), Percentage (%)	IF-RE-130a.2	1)13,641,792.90 kWh 2) 83.5% 3) 17%
Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property sector	Quantitative	Percentage (%)	IF-RE-130a.3	0.71%
Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property sector	Quantitative	Percentage (%) by floor area	IF-RE-130a.4	Not relevant. Self-Storage facilities are not currently eligible for Energy Star ratings.
Description of how building energy management considerations are integrated into property investment analysis and operational strategy	Discussion and Analysis	n/a	IF-RE-130a.5	During the due diligence process of either an acquisition or development project, WWG evaluates the historical water, energy, and waste consumption to determine if, and what, more sustainable options are available that will enhance the value of the project. Continued monitoring allows WWG to assess if additional measures are necessary to reduce energy consumption.
WATER MANAGEMENT				
Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property sector	Quantitative	Percentage (%) by floor area	IF-RE-140a.1	1)100 % 2)100%
(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property sector	Quantitative	Thousand cubic metres (m3), Percentage (%)	IF-RE-140a.2	1)121, 838 (m3) 2) Extremely High 68%; High 16%
Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property sector	Quantitative	Percentage (%)	IF-RE-140a.3	6%
Description of water management risks and discussion of strategies and practices to mitigate those risks	Discussion and Analysis	n/a	IF-RE-140a.4	WWG has developed processes for climate change risk analysis, which include conducting portfolio-wide climate risk assessments that are inclusive of drought, severe storms, extreme rain, and flood-related risks. As the severity level is evaluated, WWG implements best practices to mitigate against the effects of climate-related risks, including flooding and stormwater enhancements, water efficiency retrofits, and conservation efforts.
MANAGEMENT OF TENANT SUSTAINABILITY IMPACTS				
(1) Percentage of new leases that contain a cost recovery clause for resource efficiency- related capital improvements and (2) associated leased floor area, by property sector	Quantitative	Percentage (%) by floor area, Square metres (m2)	IF-RE-410a.1	Not relevant. Our facilities are landlord (StorQuest) controlled; management of sustainability impacts are at the entity and asset level, rather than tenant level.
Percentage of tenants that are separately metered or submetered for (1) grid electricity consumption and (2) water withdrawals, by property sector	Quantitative	Percentage (%) by floor area	IF-RE-410a.2	
Discussion of approach to measuring, incentivising and improving sustainability impacts of tenants	Discussion and Analysis	n/a	IF-RE-410a.3	
CLIMATE CHANGE ADAPTATION				
Area of properties located in 100-year flood zones, by property sector (m2)	Quantitative	Square metres	IF-RE-450a.1	67,642.52 m2
Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	Discussion and Analysis	n/a	IF-RE-450a.2	WWG has developed a process for climate change risk analysis that includes identifying material risks and risk tolerance, and evaluating current mitigation strategies and gaps. Mitigation strategies include preventive maintenance and other structural property enhancements help guard against climate and weather-related risks.

APPENDIX

TABLE 2. ACTIVITY METRICS

ACTIVITY METRIC*	CATEGORY	UNIT OF MEASUREMENT	CODE	2024 REPORT DATA
MANAGEMENT OF TENANT SUSTAINABILITY IMPACTS				
Number of assets, by property sector	Quantitative	Number	IF-RE-000.A	257 in total portfolio
Leasable floor area, by property sector	Quantitative	Square metres (m2)	IF-RE-000.B	1,524,494.19 (m2)
Percentage of indirectly managed assets, by property sector by floor area	Quantitative	Percentage (%)	IF-RE-000.C	0%
Average occupancy rate, by property sector	Quantitative	Percentage (%)	IF-RE-000.D	83.93

*Data includes the entire portfolio at the year-end of 2024. This differs from our environmental data reporting methodology

TABLE 3. ESG PERFORMANCE DATA

ENVIRONMENTAL*	2024	2023	2022
Scope 1 Greenhouse Gas Emissions (Metric Tons CO2e)	856.56	975	1,090.88
Scope 2 Greenhouse Gas Emissions (Metric Tons CO2e)	5,315.16	12,346	8,564.86
Combined Scope 1 & 2 Greenhouse Gas Emissions (Metric Tons CO2e)	6,171.72	13,321	9,655.74
Greenhouse Gas Emissions Intensity (Metric Tons CO2e per sq ft)	0.00053	0.0011	0.0008
Total Energy Consumption (in MWh)	13,641.79	13,545	14,315.11
Energy Intensity (kWh per sq ft)	1.17	1.16	1.23
Water Consumption (kgals)	32,189.7	34,083	5,7882
Water Intensity (gallons per sq ft)	2.76	2.92	4.96
Total Waste Generated (metric tons)	1,628.09	1,648.64	1,811.47
Total Waste Landfilled (metric tons) as % of Total Waste	97%	97%	97%
Total Waste Recycled (metric tons) as % of Total Waste	3%	3%	3%
Waste Intensity (lbs/sq ft)	45.67	46.28	53.64

*The like-for-like pool for our environmental data is defined as 154 stores with a total floor area of 11,681,222 sq ft.

TABLE 5. INTENSITY REDUCTION TARGETS

METRIC	TARGET	2024 PROGRESS
GHG emissions (Metric Tons CO2e per sq ft)	-45% by 2030 from 2022 baseline	-36%
Energy (kWh per sq ft)	-15% by 2030 from 2022 baseline	-4.70%
Water per (gallon per sq ft)	-55% by 2030 from 2022 baseline	-44.39%

TABLE 4. ESG PERFORMANCE DATA

SOCIAL AND GOVERNANCE	2024	2023	2022
Number of Employees	627	755	667
% Female Employees	54.40%	56.6%	56%
% Male Employees	45.60%	43.4%	44%
Number of Executive Leadership	29	29	28
% Female Executive Leadership	41%	38%	32%
% Male Executive Leadership	59%	62%	68%
Workforce by Generation			
Silent Generation (1900 - 1944)	0	0	0
Baby Boomers (1945 - 1964)	84	92	87
Generation X (1965 - 1980)	160	198	173
Millennials (1981 - 1994)	230	289	264
Generation Z (1995 - 2010)	153	176	142
Workforce by Race/Ethnicity			
American Indian or Alaska Native	4	5	2
Asian	42	43	40
Black or African American	56	77	72
Hispanic or Latino	159	195	158
Native Hawaiian or Other Pacific Islander	17	18	18
Two or more races (not Hispanic or Latino)	46	67	64
White	303	350	313



THE WILLIAM WARREN GROUP

SELF STORAGE MANAGEMENT. ACQUISITIONS. DEVELOPMENT.



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THIS REPORT INCLUDES ENVIRONMENTAL AND SOCIAL PERFORMANCE
DATA AS OF DECEMBER 31, 2024, UNLESS OTHERWISE NOTED.

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